

TITLE 10
OFF-STREET PARKING REGULATIONS

SUBTITLE 1. DEFINITIONS; OVERVIEW

§ 10-101. Definitions.

(a) *In general.*

In this title, the following terms have the meanings indicated.

(b) *Parking space.*

“Parking space” means a designated area, whether open or enclosed, that is used for the off-street parking of a motor vehicle.

(c) *Stacking space.*

“Stacking space” means off-street space allocated for the temporary standing of motor vehicles awaiting entry to a particular establishment.

§ 10-102. Purpose.

(a) *Lessen congestion to promote public safety.*

The purpose of this title is to lessen or prevent congestion of the public streets and thoroughfares and thereby promote the safety and welfare of the public.

(b) *Considerations.*

(1) The minimum requirements of this title for off-street parking are established in accordance with various land uses. In addition, the number of parking spaces required for uses and activities is necessarily varied according to the location and intensity of development of the particular district.

(2) Off-street parking requirements for the central business district are designed in recognition of existing and proposed public transportation facilities, as well as strategically located public parking facilities.

SUBTITLE 2. SCOPE AND APPLICABILITY

§ 10-201. New structures and uses.

For all newly-erected structures and all newly-established uses of land, accessory off-street parking facilities must be provided for that structure and use, as required by this title.

§ 10-202. Expanded structures or premises.

(a) In general.

Except as specified in subsection (b) of this section, if the intensity in use of a structure or premises is increased through the addition of dwelling, efficiency, or rooming units, floor area, seating capacity, or other units of measurement, off-street parking facilities must be provided for that increased intensity, as required by this title.

(b) Preexisting non-residence uses.

A non-residence use that was lawfully established before April 20, 1971, does not need parking facilities for the increase until the aggregate increase in units of measurement equals 10% or more of the units of measurement existing on April 20, 1971. Once that level of increase has been reached, however, off-street parking facilities must be provided, as required by this title, for the total increase.

§ 10-203. Changes of use.

(a) In general.

Except as specified in subsection (b) of this section, whenever the existing use of a structure is changed to a new use, off-street parking facilities must be provided, as required by this title, for that new use.

(b) Preexisting structures.

If the structure was lawfully erected before April 20, 1971, additional off-street parking facilities are mandatory only in the amount by which the requirements for the new use exceed those for the existing use.

§ 10-204. Preexisting facilities not to be reduced.

Accessory off-street parking facilities that existed on April 20, 1971, and still serve a structure or use may not be reduced below — or, if already below, may not be further reduced below — the minimum requirements of this title for a similar new structure or use.

§ 10-205. Restoration of destroyed, etc., structures.

If a structure or use is restored and continued in operation after having been destroyed or damaged by fire, other casualty, or act of God, off-street parking facilities must be provided that are at least

equivalent to those in existence at the time of the destruction or damage.

§ 10-206. Spaces to be used exclusively for parking.

(a) *In general.*

All parking spaces required by this title must be used solely for the parking of motor vehicles.

(b) *Specifically prohibited uses.*

- (1) In no event, may required parking spaces be used for the temporary or permanent storage of vehicles for sale or hire.
- (2) No motor vehicle repair work or service of any kind, except emergency repair service, is permitted in any parking spaces.

§ 10-207. Exemptions; special provisions.

(a) *In Business or Industrial District.*

- (1) Except as specified in paragraph (2) of this subsection, if the application of this title results in a requirement of no more than 2 spaces on a single lot in a Business or Industrial District, those off-street parking spaces need not be provided.
- (2) This subsection, however, does not apply to off-street parking required for dwelling and efficiency units.

(b) *For slot dwellings.*

(1) *In general.*

For a single- or 2-family dwelling that is placed, constructed, or reconstructed in an existing row or group of attached or formerly attached dwellings, no off-street parking spaces need be provided if:

- (i) no off-street parking space existed for the previous dwelling;
- (ii) the lot adjoins a street that is at least 34 feet wide;
- (iii) the lot is less than 125 feet deep; and
- (iv) at least _ of the dwellings in the block are:

(A) over 10 years old; and

(B) in substantially sound condition, as determined by the Department of Housing and Community Development.

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(2) *Regardless of lot depth or street width.*

Regardless of the depth of the lot or the width of the street, no off-street parking space need be provided for an attached dwelling that is rebuilt or replaced where the existing alley adjacent to the dwelling is less than 15 feet wide.

(c) *For public housing.*

No more than 1 parking space need be provided for every 2 dwelling units in dwellings erected or rehabilitated to be sold to, to be developed by, or to be developed for the use of the Housing Authority of Baltimore City for low-rent public housing.

(d) *For elderly.*

No more than 1 parking space need be provided for every 4 units designed for occupancy by the elderly in:

(1) a federally-assisted private or public housing dwelling; or

(2) housing for the elderly.

§ 10-208. Permissive parking facilities.

Nothing in this article prevents the voluntary establishment of off-street parking facilities to serve any existing use of land or structure, as long as all regulations governing the use, location, design, and operation of those facilities are complied with.

SUBTITLE 3. GENERAL REQUIREMENTS

§ 10-301. Plot plan.

(a) Plan to show facilities.

When a plot plan is submitted with an application for a building permit, or with an application for a use permit where a building permit is not required, the plot plan must include the off-street parking facilities to be provided.

(b) Form and contents.

The plot plan must:

- (1) be drawn to scale and fully dimensioned; and
- (2) indicate the location of, and provision for:
 - (i) parking spaces;
 - (ii) curbing and wheelstops;
 - (iii) pavement markings;
 - (iv) surfacing;
 - (v) screening and landscaping;
 - (vi) lighting; and
 - (vii) drainage; and
- (3) contain any other pertinent information that the Zoning Administrator requires.

(c) Required reviews.

- (1) If a proposed new or expanded use provides for 5 or more new parking spaces, the Zoning Administrator must forward the plot plan for that use to:
 - (i) the Department of Planning; and
 - (ii) the Department of Public Works.
- (2) The Department of Public Works must determine:
 - (i) compliance with:
 - (A) drainage requirements;

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(B) sidewalk, curb, and driveway requirements; and

(C) other relevant standards adopted by the Department of Public Works; and

(ii) the adequacy of:

(A) ingress and egress provisions for vehicular movement;

(B) safety provisions for pedestrian and vehicular traffic; and

(C) all safeguards needed to ensure a minimum of disruption to public rights-of-way and a maximum of safety.

(3) Within 10 days of their having received the plot plan, the Department of Planning and the Department of Public Works must return the plot plan to the Zoning Administrator, with their written approvals or recommended modifications.

§ 10-302. Location of facilities — to be on lot served.

(a) *In general.*

Except as specified in this subtitle, all off-street parking facilities must be located on the same lot as the use or structure served.

(b) *In required yards.*

Parking spaces may be located in required yards as permitted in § 3-209 {“Projections... into required yards”} of this article.

§ 10-303. Location of facilities — exception for Planned Unit Developments.

The requirements of § 10-302(a) of this subtitle do not apply to off-street parking facilities in an approved Planned Unit Development. All parking facilities in a Planned Unit Development count towards meeting the parking space requirements for all uses and structures in that Planned Unit Development.

§ 10-304. Location of facilities — nearby facilities under common control.

(a) *In general.*

Off-street parking facilities may be located off-site of the lot on which the structure or use being served is located if:

- (1) the facilities are located in a district where this parking is permitted or has been granted as a conditional use;
- (2) the land on which the off-site parking facilities are located is within 300 feet of the lot line of the use or structure served; and

(3) the requirements of subsection (b) of this section are met.

(b) *Required control of off-site facilities.*

(1) *Lots to be possessed by same owner.*

(i) The off-site parking facilities must be on a lot possessed by the record title holder of the lot occupied by the structure or use to be served by the parking facilities.

(ii) Possession of the facilities for purposes of this section may be:

(A) by deed; or

(B) by long-term lease, the term of which must be equal to or greater than the useful economic and physical life of the structure served.

(2) *Administrator's approval required.*

The location of the off-site parking facilities and the term and contents of the lease permitting the owner of the use or structure served to use the off-site facilities are subject to the approval of the Zoning Administrator.

(3) *Requirements for lease or covenant.*

The lease must be recorded in the Land Records of Baltimore City, binding the owner of that lot and the owner's heirs and assigns to maintain the required number of parking spaces for the duration of the use served or the term of the lease, whichever first terminates.

§ 10-305. Minimum size of space.

Each parking space must be at least 180 square feet, exclusive of access drives or aisles.

§ 10-306. Required access.

(a) *To street or alley.*

Each parking space must be designed with safe and efficient means of vehicular access to:

(1) a street; or

(2) an alley at least 15 feet wide.

(b) *Design of driveways and ramps.*

In establishing parking spaces under this title, driveways or access ramps must be designed and constructed in a way that permits vehicles to enter or leave the parking spaces without having to move any other vehicle onto the public way.

§ 10-307. Surfacing.

(a) *In general.*

Except as specified in subsection (b) of this section, parking spaces must be surfaced and maintained with a dustless all-weather material in accordance with the Building Code of Baltimore City.

(b) *Single- and 2-family dwellings.*

For single- and 2-family dwellings, a parking space may consist of 2 parallel paved parking strips, each of which is at least 18 inches wide and at least 20 feet long.

§ 10-308. Screening and landscaping near Residence or Office-Residence Districts.

(a) *When screening required.*

Screening is required for any parking facility with 5 or more parking spaces, if the facility:

- (1) either adjoins or is within 100 feet of a lot in a Residence or Office-Residence District; and
- (2) is visible from the ground level of the Residence or Office-Residence District.

(b) *Type of screening required.*

The facility must be effectively screened from the Residence or Office-Residence lot by:

- (1) a masonry wall or durable fence, or combination of them, that is at least 4 feet high but no more than 8 feet high, together with a planting strip on the outside of the wall or fence;
- (2) a compact evergreen hedge that is at least 4 feet high at the time of its original planting; or
- (3) a terrain or landscaping feature, or a railroad right-of-way or siding track, that functions as an effective screen.

(c) *Design and placement.*

Screening and landscaping must be designed, placed, and maintained in good condition so as not to obstruct vehicle sight distances at entrances and exits.

§ 10-309. Lighting near Residence or Office-Residence Districts.

If lighting is provided, it must be arranged so that:

- (1) it does not reflect or direct rays of light into any adjacent lot in an Residence or Office-Residence District; and
- (2) no direct or indirect illumination from the lighting exceeds ½ -foot candle, when measured at

the nearest point of a lot in a Residence or Office-Residence District.

§ 10-310. Signs.

Accessory signs are allowed for parking facilities in accordance with Title 11 {"Sign Regulations"} of this article.

SUBTITLE 4. REQUIRED NUMBER OF OFF-STREET SPACES

§ 10-401. Floor area for determining requirements.

(a) *In general.*

For determining off-street parking requirements, the floor area of a use is the sum of the area of each floor or part of a floor devoted to that use.

(b) *Floor areas included.*

Floor areas devoted to the following uses are included in the computation:

- (1) accessory storage areas located within selling or working space, such as counters or racks;
and
- (2) any basement floor area devoted to:
 - (i) retailing activities;
 - (ii) the production or processing of goods; or
 - (iii) business or professional offices.

(c) *Floor areas excluded.*

Floor areas devoted to the following uses are not included in the computation:

- (1) floor area devoted primarily to storage purposes (except as specified in subsection (b)(1) of this section); and
- (2) space permanently devoted to off-street parking or loading facilities.

§ 10-402. Computation of spaces.

(a) *Fractional spaces.*

When the application of this subtitle results in a requirement for a fractional space:

- (1) any fraction less than $\frac{1}{2}$ may be disregarded; and
- (2) any fraction of $\frac{1}{2}$ or more counts as 1 parking space.

(b) *Employee-based requirements.*

Where parking spaces are required on a number-of-employee basis, the spaces must be computed on the greatest number of on-duty employees on the premises at any one time.

(c) *Rated-capacity-based requirements.*

Where parking spaces are required on a rated-capacity-in-persons basis, the “rated capacity” is the maximum number of people that, as determined by the Zoning Administrator, may reasonably be accommodated by the use at any one time.

§ 10-403. Grouped facilities.

Parking spaces for 2 or more separate uses may be provided collectively if:

- (1) the total number of parking spaces so provided is at least equal to the sum of the separate requirements for each use;
- (2) all regulations governing the location of parking spaces in relation to the use served are complied with; and
- (3) no parking space serves as a required parking space for more than one use, unless otherwise authorized by the Board in accordance with § 15-208 {“Off-street parking — in general”} of this article.

§ 10-404. Mixed uses.

If 2 or more uses are located on the same lot or in the same structure, the number of parking spaces required is the sum of the separate requirements for each use. The parking spaces for separate uses may be grouped as specified in § 10-403 {“Grouped facilities”} of this subtitle.

§ 10-405. Schedule of required spaces.

Off-street parking spaces must be provided as follows:

(1) *Dwellings.*

(i) Single-family detached dwellings	
All districts	1 per dwelling unit
(ii) Single-family semi-detached dwellings	
All districts	1 per dwelling unit
(iii) Single-family attached dwellings	
All districts	1 per dwelling unit
(iv) Multiple-family dwellings; apartment hotels; rooming houses	
O-R-4, B-4-1, B-4-2, B-5-1, B-5-2	1 per 4 dwelling units, 1 per 8 efficiency units, 1 per 12 rooming units
R-1 through R-9	1 per dwelling unit, 1 per efficiency unit, 1 per rooming unit

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All other districts	1 per 2 dwelling units, 1 per 4 efficiency units, 1 per 6 rooming units
(2) <i>Amusement parks, carnivals, drive-in theaters.</i>	
Amusement parks; permanent carnivals; theaters, drive-in	
All districts	1 per company or business vehicle maintained on the premises, plus any additional spaces the Board requires after considering written recommendations by the Department of Public Works
(3) <i>Automobile services.</i>	
(i) Car washes	
All districts	1 per 6 employees, plus 1 space for the manager or owner, plus 10 spaces per washing lane, plus the number of stacking spaces the Department of Public Works requires to avoid street congestion
(ii) Gasoline service stations	
All districts	2 per service bay, plus any additional spaces the Board requires after considering written recommendations by the Department of Public Works
(4) <i>Banking and financial services.</i>	
Banks and building and loan associations; financial institutions; security sales, brokerages, and exchanges; and check cashing agencies	
B-4-1, B-4-2, B-5-1, B-5-2	No requirement
All other districts	1 per 400 square feet of floor area plus, for drive-in establishments, the number of stacking spaces the Department of Public Works requires to avoid street congestion
(5) <i>Boat services.</i>	
(i) Marinas—in general	
In each case, the nearest boundaries of the parking area must be located within 300 feet of the marina entrance at the water's edge. There must be short-term parking and a drop-off area, the requirements for which are as determined by the Department of Planning and the Department of Public Works. The Board must require landscape or other appropriate screening of parking and boat storage areas.	
(ii) Accessory marinas	
All districts	1 per 2 slips unless reduced by variance under § 15-209 {"Off-street parking-marinas"}
(iii) Dry storage marinas (boatels)	
All districts	1 per 3 slips (During the off-season, September 15 to May 14, the parking area may be used for the storage of boats, trailers, or other related materials, as long as at least 10% of required parking remains.)
(iv) Industrial marinas (boat repair facilities)	
All districts	1 per 3 slips

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(v) Recreational marinas		
All districts		1 per 2 slips
(6) <i>Bowling establishments.</i>		
Bowling establishments		
B-4-1, B-4-2, B-5-1, B-5-2		No requirement
All other districts		4 per bowling lane
(7) <i>Clubs and lodges.</i>		
Clubs and lodges; club houses; tennis and lacrosse clubs		
O-R-4, B-4-1, B-4-2, B-5-1, B-5-2		No requirement
R-9, R-10, O-R-2, O-R-3, B-1-3, B-2-3, B-2-4, B-3-3		1 per 10 persons of rated capacity
All other districts		1 per 4 persons of rated capacity
(8) <i>Fire and police.</i>		
Fire and police stations		
All districts		1 for each 2 employees
(9) <i>Fraternities and sororities.</i>		
Fraternity and sorority houses		
O-R-4, B-4-1, B-4-2, B-5-1, B-5-2		No requirement
R-10, O-R-3		1 per 10 persons of rated capacity
All other districts		1 per 4 persons of rated capacity
(10) <i>Furniture and appliances.</i>		
Furniture stores; electrical and household appliance stores		
B-4-1, B-4-2, B-5-1, B-5-2		No requirement
B-2-2, B-2-3, B-2-4, B-3-2, B-3-3		1 per 1,000 square feet of floor area in excess of 4,000 square feet
All other districts		1 per 500 square feet of floor area in excess of 1,000 square feet
(11) <i>Health care services.</i>		
(i) Hospitals		
R-9, R-10, O-R-2, O-R-3, O-R-4, B-2-3, B-3-3, B-4-1, B-4-2, B-5-1, B-5-2		1 per 10 hospital beds, plus 1 per 6 employees including staff doctors
All other districts		1 per 5 hospital beds, plus 1 per 3 employees including staff doctors
(ii) Institutions for the care of the aged and		

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for children; convalescent, nursing, and rest homes	
R-9, R-10, O-R-2, O-R-3, O-R-4, B-3-3, B-5-1, B-5-2	1 per 10 beds, plus 1 per 6 employees including staff doctors
All other districts	1 per 5 beds, plus 1 per 6 employees including staff doctors
(iii) Massage therapists offices	
O-R, M-1, M-2, M-3	1 per massage therapist's station or table at the location
All other districts	No requirement
(iv) Medical and dental clinics	
M-1-3, M-2-3, B-4-1, B-4-2, B-5-1, B-5-2	No requirement
M-1-2, M-2-2, B-2-2, B-2-3, B-2-4, B-3-2, B-3-3	1 per 400 square feet of floor area in excess of 1,000 square feet
All other districts	1 per 200 square feet of floor area
(12) <i>Heliports and helistops.</i>	
Heliports and helistops	
All districts	As the Board requires after considering written recommendations by Department of Public Works
(13) <i>Hiring halls, etc.</i>	
Hiring halls and work distribution centers; union halls; pay distribution centers; employment agencies	
M-2-3, B-4-1, B-4-2, B-5-1, B-5-2	No requirement
All other districts	1 per 10 persons of rated capacity
(14) <i>Hotels, motels, and bed and breakfasts.</i>	
(i) Hotels and motels	
M-1-3, M-2-3, B-4-1, B-4-2, B-5-1, B-5-2	1 per 8 dwelling, efficiency, or rooming units
All other districts	1 per dwelling, efficiency, or rooming unit
(ii) Bed and breakfast establishments	
R-8, R-9, R-10, O-R, B-2, B-3, B-4, B-5	1 per guest room, plus 1 per dwelling unit
(iii) Bed and breakfast homes	
R-7, R-8, R-9, R-10, O-R, B-2, B-3, B-4, B-5	1 per guest room, plus 1 per dwelling unit
(15) <i>Libraries, galleries, museums, etc.</i>	
Libraries and art galleries; museums;	

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aquariums and planetariums; science centers

0-R-4, B-4-1, B-4-2,
B-5-1, B-5-2

No requirement

R-9, R-10, O-R-2,
O-R-3, B-3-3

1 per 4 employees, plus 1 per 4,000 square feet of floor area

All other districts

1 per 2 employees, plus 1 per 2,000 square feet of floor area

(16) *Manufacturing, etc.*

Manufacturing, production, processing,
fabrication, assembly, packaging,
compounding, printing, publishing,
bookbinding, servicing, testing, reclaiming,
rebuilding, repairing, mixing, and cleaning
of materials, goods, or products

B-4-1, B-4-2, M-1-3,
M-2-3, B-5-1, B-5-2

No requirement

All other districts

1 per 4 employees, plus 1 per company or business vehicle maintained on the premises

(17) *Offices and other business or commercial establishments.*

(i) Offices, business, governmental, and professional

O-R-4, M-1-3, M-2-3, B-2-4,
B-5-1, B-5-2, B-4-1, B-4-2

1 per 2,000 square feet of floor area in excess of 50,000 square feet

R-10, O-R-2, O-R-3, B-1-2,
B-1-3, B-2-2, B-2-3, B-3-2,
B-3-3, M-1-2, M-2-2

1 per 800 square feet of floor area in excess of 2,000 square feet

All other districts

1 per 400 square feet of floor area in excess of 1,000 square feet

(ii) Other business and commercial establishments — not otherwise provided for in this section

B-2-4, B-4-1, B-4-2,
B-5-1, B-5-2

No requirement

B-1-2, B-1-3, B-2-2, B-2-3,
B-3-2, B-3-3, B-3-2, M-1-3,
M-2-2, M-2-3

1 per 800 square feet of floor area in excess of 4,000 square feet

All other districts

1 per 400 square feet of floor area in excess of 1,000 square feet

(18) *Philanthropic and consular services.*

Philanthropic and charitable institutions;
foreign consulates and consular offices

B-4-1, B-4-2, B-5-1, B-5-2

No requirement

All other districts

1 per 4 employees, plus any additional spaces the Board requires after considering written recommendations by the Department of Public Works

(19) *Planned unit developments.*

Planned unit developments — residential,
office-residential, business, industrial

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All districts	The required number set forth in this section for each use, plus any additional spaces required by the City Council after considering written recommendations by the Board, the Department of Public Works, and the Planning Commission
(20) <i>Pool and billiards.</i>	
Pool halls and billiard parlors	
B-5-1, B-5-2, B-4-1, B-4-2	No requirement
All other districts	1 per 10 persons of rated capacity
(21) <i>Prepared food.</i>	
(i) Restaurants and lunch rooms; carry-out food shops	
B-2-4, B-4-1, B-4-2, B-5-1, B-5-2	No requirement
B-1-2, B-1-3, B-2-2, B-2-3, B-3-2, B-3-3, M-2-2	1 per 400 square feet of floor area, plus, for drive-in establishments, the number of stacking spaces the Department of Public Works requires to avoid street congestion
All other districts	1 per 200 square feet of floor area., plus, for drive-in establishments, the number of stacking spaces the Department of Public Works requires to avoid street congestion
(ii) Prepared food delivery services	
B-2	As the Department of Public Works requires
(22) <i>Public assemblies; recreational facilities.</i>	
(i) Auditoriums and concert halls; convention halls; meeting and banquet halls; auction rooms; exhibit rooms; amusement establishments; theaters; dance halls	
B-2-4, B-4-1, B-4-2, B-5-1, B-5-2	No requirement
All other districts	1 per 10 persons of rated capacity
(ii) Bingo halls	
B-5-1, B-5-2	No requirements
B-4-1, B-4-2, B-2-4, B-3-3	1 per 10 persons of rated capacity
All other districts	1 per 4 persons of rated capacity
(iii) Recreation buildings and community centers; multipurpose neighborhood centers; swimming pools	
All districts	As the Board requires after considering written recommendations by Department of Public Works
(iv) Recreation facilities, indoor or outdoor	
All districts	1½ per tee stand, batting cage, miniature golf hole, or activity station, or as recommended by the Planning Department

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(23) *Public utilities, transportation, governmental.*

Public utility uses, transportation uses,
and governmental services — not
otherwise provided for in this section

All districts

As the Board requires after considering written recommendations by
Department of Public Works

(24) *Radio, television, recording stations and studios.*

Radio and television stations and studios;
recording studios

B-4-1, B-4-2, B-5-1, B-5-2

No requirement

All other districts

1 per 2 employees

(25) *Religious institutions.*

(i) Churches, temples, and synagogues

O-R-4, B-4-1, B-4-2,
B-5-1, B-5-2

No requirement

R-9, R-10, O-R-2,
O-R-3, B-2-3, B-3-3

1 per 20 seats

All other districts

For a religious institution whose
worshippers are required to walk
to worship because of religious
tenet

1 per 8 seats

For all other facilities

1 per 4 seats

(ii) Convents, seminaries, and monasteries

All districts

1 per 10 residents

(26) *Retail establishments.*

Retail sales establishments (not including
furniture stores, and electrical and household
appliance stores)

B-2-4, B-4-1, B-4-2,
B-5-1, B-5-2

No requirement

B-1-2, B-1-3, B-2-2,
B-2-3, B-3-2, B-3-3

1 per 600 square feet of floor area in excess of 4,000 square feet

All other districts

1 per 300 square feet of floor area in excess of 1,000 square feet

(27) *Schools.*

(i) Elementary schools; middle schools

R-9, R-10, O-R-2,
O-R-3, O-R-4

1 per 4 teachers and employees, plus
1 per 24 auditorium (or other public assembly facility) seats

All other districts

1 per 2 teachers and employees, plus
1 per 12 auditorium (or other public assembly facility) seats

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- (ii) High schools; community colleges; colleges and universities; business colleges and commercial schools; trade schools

R-9, R-10, O-R-2, O-R-3,
O-R-4, B-2-3, B-3-3, B-4-1,
B-4-2, B-5-1, B-5-2

1 per 4 teachers and employees, plus
1 per 24 students (based on the greatest number of students on the premises at any one time)

All other districts

1 per 2 teachers and employees, plus
1 per 12 students (based on the greatest number of students on the premises at any one time)

- (iii) Schools and studios — music, dance and business; day nurseries and nursery schools

All districts

1 per 2 teachers and employees

(28) *Stadiums and racetracks.*

Stadiums and racetracks

All districts

1 per 6 persons of rated capacity

(29) *Undertaking establishments.*

Undertaking establishments
and funeral parlors

All districts

6 per reposing room or parlor, plus 1 per company or business vehicle maintained on the premises, plus the number of stacking spaces the Department of Public Works requires to avoid street congestion

(30) *Wholesalers, distributors, etc.*

Wholesale establishments; storage and warehousing; mail order houses and distribution centers; parcel collection and delivery stations; distribution and sales of industrial supplies

M-1-3, M-2-3, B-4-1,
B-4-2, B-5-1, B-5-2

No requirement

All other districts

1 per 3 employees, plus 1 per company or business vehicle maintained on the premises

SUBTITLE 5. PARKING LOT DISTRICTS

§ 10-501. “Parking lot” defined.

In this subtitle, “parking lot” means land used for the off-street parking of 3 or more motor vehicles, together with the adjoining and perimeter areas required by this subtitle or by any other law of Baltimore City.

§ 10-502. Scope of subtitle.

(a) *In general.*

Except as otherwise specified in this section, this subtitle applies to all parking lots in the Parking Lot Districts described in § 10-503 {“Delineation of Districts”} of this subtitle.

(b) *Exceptions — Planned Unit Developments.*

This subtitle does not apply to any parking lot that is included in an approved Planned Unit Development.

(c) *Exceptions — temporary lots in Urban Renewal Areas.*

- (1) Except as specified in paragraph (2) of this subsection, nothing in this subtitle applies to a person seeking to establish a temporary parking lot within the boundaries of any Urban Renewal Area.
- (2) In the Parking Lot District, a person may establish a temporary parking lot within the boundaries of an Urban Renewal Area for a period not to exceed 18 months.

§ 10-503. Delineation of Districts.

The Parking Lot Districts comprise the following parts of the City:

(1) *District I.*

Beginning for the same at the point formed by the intersection of the east side of Guilford Avenue, as now laid out, and the southwest side of The Fallsway, as now laid out, and running thence binding on the southwest, west, and northwest sides of said Fallsway, crossing Chase Street, Eager Street, Madison Street, Monument Street, Centre Street, Orleans Street, Hillen Street, Gay Street, Lexington Street, and Fayette Street, southeasterly, southerly, and southwesterly direction 5340 feet, more or less, to intersect the north side of Baltimore Street, as now laid out; thence by a straight line, crossing said Baltimore Street, southwesterly 80 feet, more or less, to the southwest corner of said Baltimore Street and Westfalls Avenue, as now laid out; thence binding in part on the southwest side of said Westfalls Avenue, in part on the line of the southwest side of said Westfalls Avenue if projected southeasterly and in all crossing Water Street and Lombard Street, southeasterly 1150 feet, more or less, to intersect the south side of Pratt Street, as now laid out; thence binding on the south side of said Pratt Street, westerly 1100 feet, more or less, to intersect the west side of Pier 3; thence binding on the west side of Pier 3, southerly 727 feet, more or less, to the southwest corner of Pier 3; thence binding in part on the line of the proposed Pierhead and Bulkhead Line if projected northeasterly, in part on the proposed Pierhead and Bulkhead Line and in all, southwesterly 853 feet, more or less, to the point formed by the intersection of the existing Pierhead and Bulkhead Line and the east side of Battery Avenue; thence binding on the existing Pierhead and Bulkhead Line, easterly 720 feet, more or less, to intersect the line of the west side of Covington Street, as now laid out, if projected northerly; thence binding in part on last said line so projected, in part on the west side of said Covington Street and in all, southerly 350 feet, more or less, to intersect the north side of Key Highway, as now laid out; thence binding on the north side of said Key Highway, crossing Henry Street and Battery Avenue, westerly 1100 feet, more or less, to intersect the east side of William Street as now laid out; thence by a straight line, crossing said Key Highway, westerly 200 feet, more or less,

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to the point formed by the intersection of the southwest side of said Key Highway and the north side of Hughes Street, as now laid out; thence binding in part of the north side of said Hughes Street, crossing Light Street, Charles Street and Hanover Street, in part on the line of the north side of said Hughes Street if projected westerly and in all, westerly 2600 feet, more or less, to intersect the northwest side of Eutaw Street, as now laid out; thence binding on the northwest and west sides of said Eutaw Street, crossing Lee Street, Houser Street, and Conway Street, northeasterly and northerly direction 1900 feet, more or less to intersect the north side of Camden Street, as now laid out; thence binding on the north side of said Camden Street, westerly 300 feet, more or less, to intersect the east side of Paca Street, as now laid out; thence binding on the east side of said Paca Street, crossing Pratt Street, Lemmon Street, Lombard Street, Redwood Street, Baltimore Street, Fayette Street, Lexington Street, Saratoga Street, Mulberry Street, Franklin Street and Centre Street, northerly 4400 feet, more or less, to intersect the southeast side of St. Mary Street, as now laid out; thence by a straight line crossing McCulloh Street, northeasterly 250 feet, more or less, to the east corner of said St. Mary Street and McCulloh Street, as now laid out; thence binding on the southeast side of said St. Mary Street, northeasterly 150 feet, more or less, to intersect the line of the northeast side of Tiffany Alley, as now laid out between St. Mary Street and Biddle Street, if projected southeasterly; thence binding in part on last said line so projected, in part on the northeast side of said Tiffany Alley, in part on the line of the northeast side of said Tiffany Alley, if projected northwesterly, in part on the northeast side of Tiffany Alley, as now laid out between Presstman Street and Gold Street and in all northwesterly 5800 feet, more or less, to intersect the southeast side of Gold Street, as now laid out; thence binding on the southeast side of said Gold Street, northeasterly 150 feet, more or less, to intersect the southwest side of Madison Avenue, as now laid out; thence by a straight line, crossing said Madison Avenue, northwesterly 180 feet, more or less, to the west corner of said Madison Avenue and North Avenue, as now laid out; thence binding on the southwest side of said Madison Avenue, northeasterly 400 feet, more or less, to intersect the line of the south side of Lennox Street, as now laid out between Park Avenue and Callow Avenue, if projected westerly; thence binding in part on last said line so projected, in part on the south side of said Lennox Street, in part on the line of the south side of said Lennox Street if projected easterly and in all, crossing Morris Street, Eutaw Place, Linden Avenue, Callow Avenue, Bolton Street, Park Avenue, and Mt. Royal Terrace, easterly 4900 feet, more or less, to intersect the west side of Howard Street, as now laid out; thence by a straight line, crossing said Howard Street, easterly 66 feet, more or less, to the southeast corner of said Howard Street and Twentieth Street, as now laid out; thence binding on the south side of said Twentieth Street, crossing Maryland Avenue, Charles Street, and St. Paul Street, easterly 1550 feet, more or less, to intersect the east side of Calvert Street, as now laid out; thence binding on the east side of said Calvert Street, southerly 300 feet, more or less, to intersect the north side of North Avenue, as now laid out; thence binding on the north side of last said North Avenue, easterly 400 feet, more or less, to intersect the line of the aforesaid east side of Guilford Avenue, if projected northerly, and thence binding in part on last said line so projected, in part on the east side of said Guilford Avenue and in all, crossing North Avenue, Lafayette Avenue, Lanvale Street, Federal Street, Oliver Street, Preston Street, Biddle Street, and The Fallsway, southerly 3100 feet, more or less, to the place of beginning.

(2) *District II.*

Beginning at the intersection of East Twenty-Fifth Street and Guilford Avenue, thence westwardly along the southerly side of East Twenty-Fifth Street and West Twenty-Fifth Street to the intersection of Huntingdon Avenue, thence on the northwesterly side of Huntingdon Avenue, the northerly side of Thirty-First Street, the northwesterly side of Wyman Park Drive, the northerly side of Twenty-Ninth Street, and the westerly side of Charles Street to the intersection of University Parkway; thence on the northeasterly side of University Parkway to the intersection of Guilford Avenue, and thence on the easterly side of Guilford Avenue to the intersection of East Twenty-Fifth Street, the place of beginning. This parking lot district includes both sides of the streets described above.

§ 10-504. Ordinance required to establish lot in District.

(a) *In general.*

In the Parking Lot Districts, no land may be used as a parking lot nor may any building be razed so as to permit the use of the land as a parking lot unless authorized by an ordinance of the Mayor and City Council.

(b) *Considerations.*

This requirement is to permit the Mayor and City Council, while considering the proposed ordinance, to consider and evaluate:

- (1) the need for the parking lot;
- (2) the proposed appearance of the parking lot; and

- (3) possible aesthetic damage to the area surrounding the parking lot, with particular respect to the proposed removal of historic or aesthetically valuable properties.

§ 10-505. Procedures, standards, and approvals.

(a) *In general.*

In addition to any other requirements of this article, a parking lot in the Parking Lot District must comply with the procedures, standards, and approvals required by this section.

(b) *Buffer zone.*

- (1) Any side of a parking lot that faces a street must have an empty or buffer zone at least 3 feet wide in which no parking, building, or other use exists, except as specified in this section.
- (2) This empty or buffer zone must be used for a wall that is:
 - (i) at least 3 feet high above ground level; and
 - (ii) constructed of attractive and durable brick, stone, concrete block, or metal grill facing.

(c) *Review by Planning.*

- (1) When introducing an ordinance to authorize a parking lot in the Parking Lot District, the person requesting the ordinance must submit to the Department of Planning a precise architectural plan of:
 - (i) the parking lot;
 - (ii) the masonry or metal facing;
 - (iii) the shrubbery and trees, if any, to be planted;
 - (iv) the type of structure to be constructed; and
 - (v) the advertising sign to be used.
- (2) The Department of Planning must:
 - (i) consider the proposals from the standpoint of their attractiveness and their effect on the aesthetic beauty of the surrounding area; and
 - (ii) within 30 days of its receipt of the plan, file with the City Council a written advisory report that:
 - (A) indicates whether it approves or disapproves of the plan; and
 - (B) if it disapproves, sets forth the modifications that it recommends to accomplish

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the purposes of this subtitle.

(d) *Signs.*

All signs that identify or refer to the parking lot must be:

- (1) of a non-flashing type; and
- (2) in accordance with regulations of the Department of Planning, constructed so as to blend with surrounding properties and to be in accordance with the aesthetic beauty of the surrounding area.